

1 Yakima County Planning Commission  
2 Findings of Fact and Recommendation  
3 January 8, 2020  
4

IN THE MATTER OF CONSIDERING ) **FINDINGS OF FACT AND**  
AMENDMENTS TO YAKIMA COUNTY ) **RECOMMENDATION**  
DEVELOPMENT REGULATIONS, YCC TITLE ) File No:  
19 UNIFIED LAND DEVELOPMENT CODE ) LRN2019-00005

5 WHEREAS, in compliance with the Washington State Growth Management Act  
6 (GMA), Chapter 36.70A RCW, the Board of Yakima County Commissioners adopted the  
7 Yakima County Comprehensive Plan (**Horizon 2040**) on June 27, 2017, and adopted  
8 development regulations (Yakima County Code Title 19) on May 5, 2015; and  
9

10 WHEREAS, RCW 36.70A.130(1)(a) establishes that Yakima County shall continually  
11 review, evaluate, and – if needed – revise its development regulations; and  
12

13 WHEREAS, Yakima County has established the procedures and schedules in YCC  
14 16B.10 to consider revisions to its development regulations; and  
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16 WHEREAS, in accordance with YCC 16B.10 Yakima County Planning Division  
17 initiated a proposed amendment to YCC 19.18.130 (Campgrounds and Recreational  
18 Vehicle Parks) to limit the length of stays in campgrounds and RV parks and to  
19 otherwise revise the section where needed (file no. LRN2019-00005); and  
20

21 WHEREAS, LRN2019-00005 (Limiting Stays in Campgrounds and RV Parks) was  
22 presented to and reviewed by the Planning Commission on August 14 and September  
23 11, 2019; and  
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25 WHEREAS, Yakima County provided to the Department of Commerce the 60-day  
26 Notice of Intent to Adopt Amendment concerning the proposed development  
27 regulation amendment known as LRN2019-00005, as required by RCW 36.70A.106; and  
28

29 WHEREAS, the Department of Commerce confirmed receipt of Yakima County's  
30 Notice of Intent on September 23, 2019 and indicated that the 60-day notice period  
31 would end on November 19, 2019; and  
32

33 WHEREAS, the Planning Commission conducted a properly advertised and  
34 noticed public hearing on October 9, 2019, hearing testimony on the proposed text  
35 amendment (LRN2019-00005 – Limiting Stays in Campgrounds and RV Parks); and  
36

37 WHEREAS, the Planning Commission, after hearing from all people wanting to  
38 speak, closed the public hearing and deliberated on October 9 and November 13,  
39 2019; and  
40

41 WHEREAS, the Planning Commission, having carefully considered the staff  
42 recommendation and all submitted written and oral testimony during its deliberations,

1 voted to recommend that the Board of Yakima County Commissioners amend YCC  
2 19.18.130 as indicated in Exhibit 1 (attached);

3  
4 NOW, THEREFORE, the Yakima County Planning Commission hereby makes and  
5 enters the following:

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7 **I. REASONS FOR ACTION**  
8

9 The Planning Commission recommends the amendments to YCC 19.18.130 in  
10 Exhibit 1 for the following reasons:

- 11
- 12 1. Yakima County Code Title 19 does not currently limit the length of stays in  
13 campgrounds and RV parks. This results in campgrounds and RV parks being  
14 occupied for extended periods by the same parties, including year-round and  
15 for multiple years at a time. Such occupancies essentially constitute residential  
16 uses that lack adequate community facilities and services. In rural and resource  
17 areas, they also constitute residential densities that are contrary to Yakima  
18 County's comprehensive plan and the Growth Management Act. Such  
19 occupancies also reduce the number of available camping sites needed by  
20 bonafide visitors to Yakima County, thereby hurting Yakima County's tourism  
21 industry.
  - 22 2. Yakima County Planning Division staff proposed amendments to YCC 19.18.130  
23 (Campgrounds and Recreational Vehicle Parks) that would add limitations on  
24 the length of stays in campgrounds and RV parks.
  - 25 3. Recommendations to the BOCC of any development regulation amendments  
26 must be by affirmative vote of a majority of the total members of the Planning  
27 Commission. Such approval must be by a recorded motion which shall  
28 incorporate the commission's findings of fact and its reasons for action. RCW  
29 36.70.600.  
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33 **II. FINDINGS OF FACT**  
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35 -1-

36 Yakima County, in compliance with the Washington State Growth Management Act  
37 (GMA), Chapter 36.70A RCW, adopted the Yakima County Comprehensive Plan  
38 (**Horizon 2040**) on June 27, 2017, and adopted development regulations (Title 19) on  
39 May 5, 2015.

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42 The Planning Commission reviewed the staff-initiated amendment to limit the length of  
43 stays in campgrounds and RV parks (LRN2019-00005) at its regular public meetings on  
44 August 14 and September 11, 2019.

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47 Yakima County staff provided the 60-Day Notice of Intent to Adopt Amendment for  
48 LRN2019-00005 to the Department of Commerce on September 20, 2019.  
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2 The Planning Commission accepted oral and written comments at a properly  
3 advertised public hearing held October 9, 2019, on the proposed Title 19 Text  
4 Amendment LRN2019-00005 (Limiting Stays in Campgrounds and RV Parks).

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7 Testimony presented at the public hearing confirmed that some permitted RV parks are  
8 being occupied for extended periods by the same parties, including year-round and for  
9 multiple years at a time.

-6-

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12 The hearing was closed on October 9, 2019, and the Planning Commission deliberated  
13 on October 9 and November 13, 2019 and voted to modify staff's proposal concerning  
14 LRN2019-00005 as shown in Exhibit 1. Six Planning Commissioners voted to recommend  
15 APPROVAL of the proposal as modified by the Planning Commission.

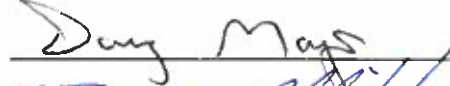
16  
17 **Therefore, the Planning Commission recommends in a 6 to 0 vote that the proposed**  
18 **YCC Title 19 text amendment concerning LRN2019-00005 (Limiting Stays in**  
19 **Campgrounds and RV Parks) as indicated in Exhibit 1 (attached) should be APPROVED.**  
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3 **III. RECOMMENDATION**

4 By the motion and vote described in Part II. Findings of Fact, the Planning Commission  
5 recommends that the Board of Yakima County Commissioners approve the proposed  
6 amendment to YCC 19.18.130 as shown in Exhibit 1 (attached).  
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8 Voting in favor of the findings and recommendation:

9  
10 Doug Mayo, Chair



11  
12 Doug Miller, Vice Chair



13  
14 Ashley Garza



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16 Michael Shuttleworth

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18 Jerry Craig

\_\_\_\_\_

19  
20 Jerry Mellen



21  
22 Joe Walsh

\_\_\_\_\_


23  
24  
25  
26 Voting against the findings and recommendation:

27  
28 \_\_\_\_\_

29  
30 Abstaining:



31  
32  
33  
34  
35 Attest:

  
36  
37  
38 Thomas D. Carroll,  
39 Secretary  
40

41 Dated: January 8, 2020

Exhibit 1  
LRN2019-00005

## Chapter 19.18

### SPECIAL USES AND STANDARDS

#### 19.18.130 Campgrounds and Recreational Vehicle Parks.

(1) Legislative Intent. This Section is intended:

(a) To implement various goals and policies of Yakima County's adopted Comprehensive Plan(s) and Regional Shoreline Master Program, including land use, community facilities and services, environment, economic development, and housing, relative to unincorporated areas of Yakima County, under authority of RCW 36.70A and responsibility to adopt official land use controls under RCW 36.70.640 and shorelines regulations under Chapter 90.58 RCW.

(b) To ensure the public health, safety and welfare of campgrounds and recreational vehicle parks within Yakima County land use jurisdiction, through the application of the health regulations adopted under authority and responsibility granted the Yakima Health District under RCW 70.05.070.

(c) To ensure the public health, safety and welfare of campgrounds and recreational vehicle parks within Yakima County land use jurisdiction, through applying the Building and Fire Safety regulations adopted under authority and responsibility granted to the Building Official and the Yakima County Fire Marshal under YCC Title 13 under RCW Chapter 19.27.

(d) To provide, under authority in RCW 58.17.035 and 58.17.040(5), for a Binding Site Plan method of land subdivision in unincorporated Yakima County for purposes of lease of commercial property where camping units are permitted to be placed upon the land.

(e) To provide for the creation of new and expansion or modification of existing campgrounds and recreational vehicle parks in unincorporated areas of Yakima County that meet the needs and protect the interests of users and adjacent landowners.

(f) To assure the compatibility of recreational vehicle parks and campgrounds in the unincorporated areas of Yakima County with adjacent and nearby land uses by establishing development standards, while providing for flexible designs.

(2) Applicability.

(a) Any person who proposes to establish, construct, alter, expand or modify a campground or recreational vehicle park in unincorporated Yakima County shall comply with the requirements of this Chapter.

(b) For any proposal to expand a pre-existing campground or recreational vehicle park within Yakima County land use jurisdiction, only the new or expanded portion of the development shall be required to meet the standards and requirements of this chapter, unless there is a public health or public safety issue involved in the existing development; in which case upgrades of existing park or campground development may be required as part of the preliminary site plan review process.

(c) ~~Any person who proposes to continue operation of an existing campground or recreational vehicle park anywhere in Yakima County shall obtain an annual operating permit from the Building and Fire Safety Division under YCC Title 13.~~ No land area may be created, sold or leased for overnight occupancy of two or more camping units in unincorporated Yakima County, except in conformance with this Section.

(3) Exceptions. The following do not require separate approval under this Section; provided that such uses otherwise comply with Yakima County Code:

(a) Day use areas, with appropriate sanitary facilities are provided as required by the Yakima Health District.

(b) Recreational vehicle parking normally accessory to a residence or approved location.

- (c) Recreational vehicle storage areas permitted as an accessory use to an approved principal use provided the area set aside for this purpose is subject to land use and environmental requirements attendant to the underlying land use decision.
  - (d) A single recreational vehicle approved for occupancy for the care of a terminally ill person under Section 19.18.480 as it now exists or is amended.
  - (e) A single recreational vehicle located on a lot under the same ownership as the recreational vehicle, for not more than 30 days for temporary use under Section 19.18.480.
  - (f) Multiple camping or recreational vehicles may be located on a lot for temporary accommodation accessory to an approved recreational use (such as a livestock event facility, off-road recreational vehicle facility, or similar use). See Section 19.18.135.
  - (g) Campgrounds and recreational vehicle parks associated with and integral to an approved Master Planned Resort are subject to the standards of this section unless equivalent or better standards are proposed in the Resort Development Plan of the Master Planned Resort.
- (4) Health Standards Applicable Countywide. All recreational vehicle parks and campgrounds shall comply with all health standards for campgrounds and RV parks as required by the Yakima Health District, WAC 246-290 or WAC 246-291 or as amended, and as administered by the Yakima County Building Official under YCC Title 13. All proposed water supply and sewage disposal sites must be depicted on the final site plan.
- (a) Solid Waste. No person shall dispose of or discard sewage, gray water, or other waste materials onto the ground. All storage, collection, and disposal of solid waste in the campground or recreational vehicle park shall be in conformance with the minimum functional standards set forth by the Washington State Department of Ecology and administered by the Yakima Health District.
    - (i) Approved solid waste containers shall be placed within 200 feet of each camping space;
    - (ii) Solid waste collection areas having more than one container shall require screening with a sight-obscuring fence or Standard C sitescreening as provided in Chapters 19.21; and
    - (iii) All solid waste containers shall have covers that prevent access by birds and other animals and minimize the creation of nuisances from odors and fugitive materials.
- (5) Minimum Land Use and Site Design Standards. Each campground or recreational vehicle park shall meet Chapter 19.10 and the following standards:
- (a) Size. The minimum area for a recreational vehicle park shall be two acres. The minimum area for a campground shall be one acre.
  - (b) Camping Space Standards. Standards for camping unit spaces within recreational vehicle parks and campgrounds shall be as follows:
    - (i) Width. The minimum space width shall be 20 feet.
    - (ii) Use.
      - (A) No more than three camping units shall occupy any individual space in a campground.
      - (B) Only one recreational vehicle shall occupy an individual space at any time, though a camping space may be occupied by one recreational vehicle and one or two tents.
      - (C) No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a camping space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed.

- (D) Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed.
- (iii) Nothing in this Subsection shall conflict with YCC Title 13 accessibility requirements, where applicable, for access to an individual recreational vehicle.
- (c) Grading and Surfacing. All camping spaces shall be designed to provide drainage to a stormwater treatment area. Cinder, gravel, or comparable non-dust-creating, semi-permeable, all weather surfaces of a size approved by the Reviewing Official shall be provided for all recreational vehicle pad areas.
  - (i) Fences and Walls. No fence or wall shall be erected between camping unit spaces, except a retaining wall or a guardrail meeting YCC Title 13 requirements may be installed for safety purposes;
  - (ii) Space Identification Numbers. Camping space numbers at least four inches in height shall identify each space and shall remain readily identifiable while in use;
  - (iii) Design. Each camping space shall be designed and constructed at such elevation, distance, and angle regarding its access to provide for safe and efficient placement and removal of camping units; and
  - (iv) Setbacks. The setback for camping spaces from any public road or private road right-of-way exterior to the campground or recreational vehicle park shall be 25 feet from the edge of the right-of-way or road easement, or 60 feet from the road centerline, whichever is greater. Natural and landscape vegetation shall be retained and maintained along exterior property lines and within exterior setback areas of the campground or recreational vehicle park to the maximum extent possible. Other setback standards are as listed in Table 19.18.130-1 below.

**Table 19.18.130-1. Minimum Setback Standards**

	Setback (feet)
Camping site boundary to exterior side or rear property line	15
Distance between camping unit or awning to camping unit or awning on an adjacent space	10
Distance for camping unit from travel surface of interior roads	10
Cabin or tent cabin setback from interior roads	20
Distance between fire pit and exterior property line	30

No camping unit shall be placed or parked within a required setback area. Uses in setback areas shall be restricted to underground utility lines, exterior boundary fences, or security posts, and landscape vegetation; provided, a towed passenger vehicle, other than a recreational vehicle, may be parked within an internal front yard setback area required for an individual camping unit space. Fences, utility lines, or landscape vegetation located within a setback area, if permitted, shall not interfere with access and driving sight distances.

(d) Exterior Fencing or Buffering. A campground and/or RV Park which abuts a residence either to the side or rear exterior boundary shall comply with the sitescreening standards of Chapter 19.21. Fences shall be no less than six feet in height, and shall be sight obscuring (Standard C) as provided in Chapter 19.21 and shall conform to YCC Title 13. Any such fence shall be installed prior to operation of the campground or recreational vehicle park. Any fence shall be neutral in color and blend with the surrounding area. The fencing requirement may be waived if the campground or recreational vehicle park owner is also the owner of the contiguous residence.

(e) Roads. The road system, both within and adjacent to the proposed campground or recreational vehicle park, shall be designed to meet the requirements of the County Fire Marshal and the County Engineer.



- (f) **Drainage.** Drainage facilities shall be designed by a registered engineer to provide no measurable increase in the rate of stormwater runoff into the receiving drainage for a 25 year storm event, consistent with YCC Chapter 12.10.
- (g) **Parking.** A campground or recreational vehicle park shall meet the following parking standards:
- (i) There shall be no on-street parking.
  - (ii) There shall be no parking permitted within required exterior front, side or rear yard setbacks.
  - (iii) A campground or recreational vehicle park and its associated buildings, structures, and uses shall provide off-street parking for passenger vehicles and recreational vehicles under Chapter 19.22. In addition to the parking spaces required, one or more disabled parking spaces shall be provided in locations convenient to origins and destinations. Guest parking spaces shall be provided at a ratio of one parking space per eight camping spaces. Any towed passenger vehicle shall be parked within the boundary of the camping space, or when a recreational vehicle fully occupies the camping space such passenger vehicle shall be parked in a guest parking space. Guest parking spaces shall be grouped and distributed evenly throughout the campground or recreational vehicle park.
- (h) **Density.**
- (i) For campgrounds without sanitary sewer service, the maximum density of a campground or recreational vehicle park shall be based on consideration of the capacity of the soils to handle on-site sewage disposal as determined by the Yakima Health District, consistent with applicable requirements of Chapter 246-272A WAC; provided, however, that such density must be found to be compatible with surrounding land uses and consistent with the County's Comprehensive Plan.
  - (ii) Campgrounds served with on-site sewage disposal shall have a maximum density of six units per gross acre unless a higher density, not to exceed ten units per gross acre, is approved by the Yakima Health District.
  - (iii) For recreational vehicle parks or campgrounds with an approved sanitary sewer connection to each camping space, the density shall not exceed 20 camping spaces per gross acre; provided such density is consistent with site development standards of this Title and other applicable regulations and meets environmental policies of the County.
- (i) **Electrical and Other Utility Connections.** Electrical hookups may be provided to each camping space in a developed campground or recreational vehicle park. If provided, the minimum amperage shall be specified by the Washington Department of Labor and Industries (L&I). Other services, such as television and telephone cable service, may be permitted. All electrical and other connections shall be:
- (i) In compliance with applicable local and state codes; and
  - (ii) In close proximity to the user.
- (j) **Lighting.** All security or safety lighting shall be designed as provided in Section 19.10.040 so as to limit illumination to the campground or recreational vehicle park, without interfering with the motoring public on adjacent roads.
- (k) **Fire Protection.** Fire safety precautions for campgrounds and recreational vehicle parks shall be provided as required by the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC), and YCC Title 13.
- (l) **Caretaker's Residence.** One caretaker's residence and/or office facility for the owner or operator of the campground or recreational vehicle park may be allowed. A manufactured home can be utilized as the caretaker's residence, however no other manufactured homes shall be occupied, stored, or parked in a campground or recreational vehicle park. No manufactured home unit shall be used for commercial use, assembly of people, or accessory use within a campground or recreational vehicle park.

(m) **Accessory Uses.** Laundry, assembly, or commercial accessory or service uses may be allowed in a developed campground or recreational vehicle park provided, each structure meets building code standards. The appropriateness of all proposed accessory uses and their compatibility with adjacent land uses will be considered as part of the site plan review. Such accessory uses are restricted in their use to occupants of the campground or recreational vehicle park. Each accessory use or structure shall be accessible by improved pedestrian path convenient to occupants of the park or campground. Any manufactured coach used for laundry, assembly or commercial use shall be a commercial coach.

(n) **Water Recreation Facilities.** All water recreation facilities shall:

(i) Comply with the rules and regulations under Chapter 246-260 WAC and/or Chapter 246-262 WAC, as now exists or are amended;

(ii) Be approved and permitted by the Yakima Health District; and

(iii) Meet the pool barrier requirements of YCC Title 13.

(o) **Exterior Boundary Survey.** Exterior boundaries and all road centerlines shall be surveyed and monumented by a surveyor licensed in the State of Washington.

(p) **Open Space and Recreation.** A minimum 15% of the total site area within the campground or recreational vehicle park shall be set aside as community open space as defined in Section 19.01.070. The minimum area may be reduced to ten percent of the total site area where the campground is developed in conjunction with a master planned resort.

(q) **Duration of Occupancy.** Campgrounds and recreational vehicle parks are intended for recreational or temporary occupancy. Accordingly, the Reviewing Official shall require the following conditions and limitations on occupancy when approving permits for land uses under this section:

(i) **The maximum length of stay of any camper shall be 180 consecutive days.**

(ii) **Campers may stay the maximum consecutive days in a permitted facility as provided in (i) above, after which they must vacate the facility for at least seven consecutive days.**

(iv) **The facility's management shall maintain accurate records of each camping site's occupancy and provide Yakima County code enforcement personnel with access to such records when requested.**

(Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017; Ord. 7-2013 § 1 (Exh. A) (part), 2015).

\\Nt2\Planning\Long Range\Projects\Plan Amendments\2019 Plan Amendments\LRN19-005 Time Limits RV Stays in Campgrounds\PC Recommendation\19.18.130 Campgrounds and RV Parks (PC Recommendation adopted 1-8-20).docx